

TRANSFER
TAX
PAID

Doc # 2005008932
Book 8364 Page 0104

RELEASE DEED

First Federal Savings and Loan Association of Bath, a federally-chartered financial institution with a principal place of business in Bath, County of Sagadahoc and State of Maine, and a mailing address of 125 Front Street, P.O. Box 488, Bath, Maine 04530, for consideration paid, releases to **Armory Road, LLC**, a Maine limited liability company with a place of business and mailing address of 68 Armory Road, Waterville, Maine, 04903, the land located at and near Armory Road in the City of Waterville, County of Kennebec and State of Maine, as more particularly described in **Schedule A** attached hereto and incorporated herein by reference.

This conveyance is subject to and with the benefit of all restrictions, easements, improvements, outstanding tax liens, municipal or other public taxes, assessments, liens or claims in the nature of liens and existing encumbrances of record created prior to the mortgage.

First Federal Savings and Loan Association of Bath has caused this deed to be executed by Andrew C. Perry, its President, this 1st day of March, 2005.

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF BATH

By Andrew C. Perry
Its President

STATE OF MAINE
~~CUMBERLAND~~, SS.
Sagadahoc

March 1, 2005

Personally appeared the above-named Andrew C. Perry, President of First Federal Savings and Loan Association of Bath and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of First Federal Savings and Loan Association of Bath.

Charlotte W. Kaplan
Notary Public/~~Attorney at Law~~

Printed Name: _____

CHARLOTTE W. KAPLAN
NOTARY PUBLIC, MAINE
My Commission Expires February 21, 2006

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Split from
62-68
to
62-67



(2) J, B, K, M

Split from
62-68
TO
6267

SCHEDULE A

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, being more particularly bounded and described as follows:

Beginning at a ½ inch iron rod found set in the ground at the southwest corner of land now owned by Armory Road LLC which deed is recorded in Kennebec County Registry of Deeds in Book 6391, Page 259.

Thence N 66-30-02 W a distance of 137.4 feet following the northerly line of now or formerly of Francis F. Bartlett, Jr. and recorded in said Registry of Deeds in Book 2676, Page 6 to a 5/8 inch iron rebar set in the ground capped with a yellow plastic cap scribed John M. Pickett PLS 351.

Thence N 9-26-25 W a distance of 409.62 feet following the easterly line of land now or formerly of New England Properties Inc. and recorded in said Registry of Deeds in Book 6656 Page 104 to an iron rebar to set on the southerly line of land now or formerly owned by Thompson Volkswagen, Inc. and recorded in said Registry of Deeds in Book 1472 Page 740 being the second parcel in that deed.

Thence N 86-56-25 E a distance 131.49 feet following the southerly Thompson Volkswagen, Inc. and continuing on the same course on the southerly line of land now or formerly owned by Scott G. Ackley and recorded in said Registry of Deeds in Book 3210 Page 301 to an iron rebar to be set. This point also being a corner on the westerly line of land now owned by Armory Road LLC.

Thence S 7-34-01 E a distance of 469.97 feet following the westerly line of land now owned by Armory Road LLC to the point of beginning containing 1.2 acres +/-.

This parcel is a portion of land formerly deeded to Arlyne R. Sacks and recorded in said Registry of Deeds in Book 2624 Page 215.

Reference is made to a Boundary Agreement which is recorded in said Registry of Deeds in Book 2094 Page 290, second parcel described. A correction to the distances of the above east and west easterly line should be noted in this Boundary Agreement. The distance to the easterly line is to be 469.97 feet rather than 475 feet and a correction to the westerly line distance is to be 409.62 feet rather than 435 feet.

Meaning and intending to convey a portion of the third parcel described in a deed to First Federal Savings and Loan Association of Bath by Arlyne R. Sacks dated October 21, 2002, and recorded in the Kennebec County Registry of Deeds in Book 7162, Page 127. This deed shall also act as a partial discharge of the mortgage from Arlyne Sacks to First Federal Savings and Loan Association of Bath, recorded in said Registry in Book 4923, Page 239, with respect to the property conveyed hereby, and no other.

Received Kennebec SS.
04/08/2005 8:46AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS